

For Lease

$2,750/mo.

Industrial Gross

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3240 Fruitvale Ave Suite A., Bakersfield, CA

Office/Warehouse

Approximately 2,500 SF office/warehouse suite featuring 500 SF of office space, conveniently located in Northwest Bakersfield.

Property Details:

Offered For Lease:	± 2,500 SF
Warehouse:	± 2,000 SF
Office:	± 500 SF
Yard Area:	± 1,280 SF Fully fenced, fully paved
Zoning	M-3 (County of Kern)

Highlights:

- Conveniently located along Fruitvale Avenue in Northwest Bakersfield
- Situated within an established commercial area
- Easy access to major thoroughfares serving the Bakersfield area

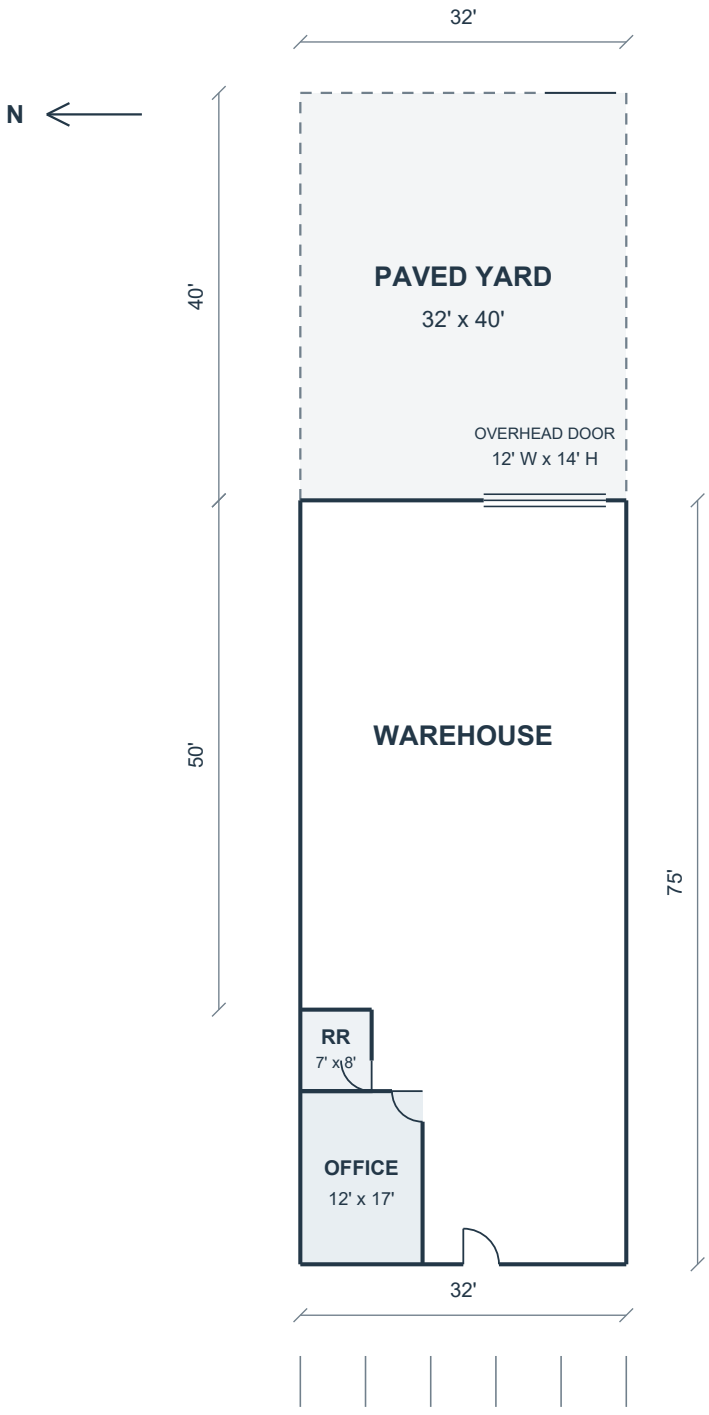
Sewer
Septic

Water
California Water Company

Electric
Pacific Gas & Electric Company

Gas
Pacific Gas & Electric Company

Floor Plan



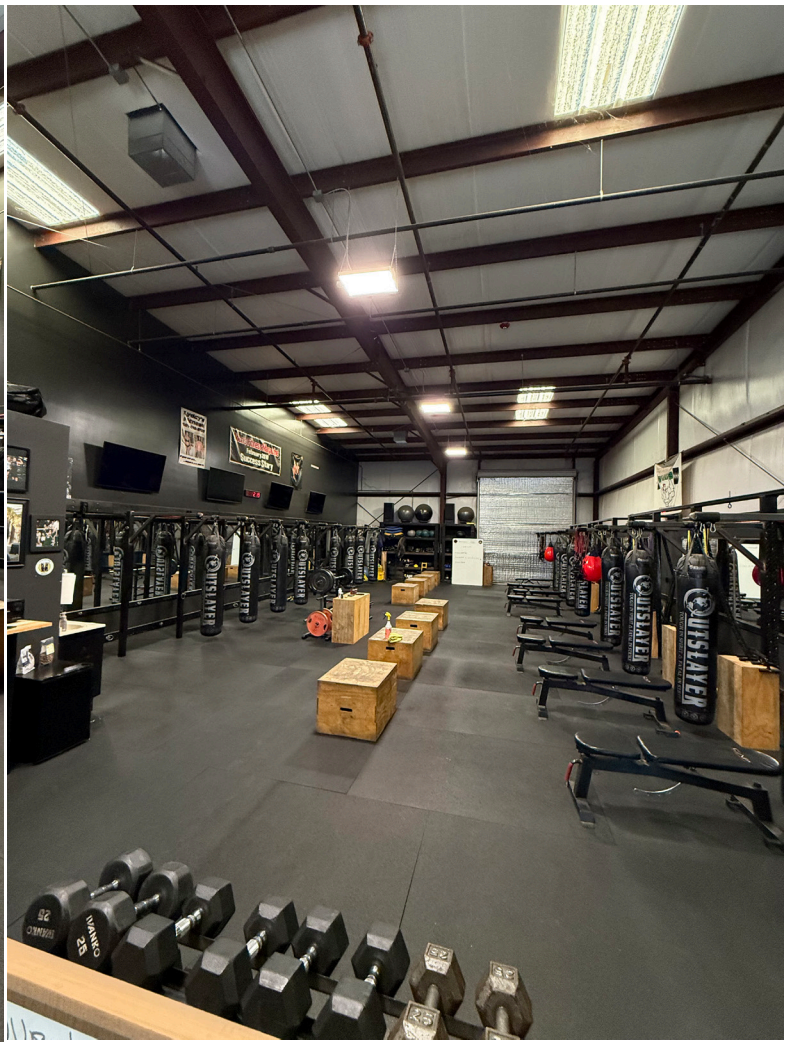
Approximate layout redrawn from supplied sketch. Dimensions shown in feet.

Door and parking positions are schematic. Verify measurements on site; not for construction.

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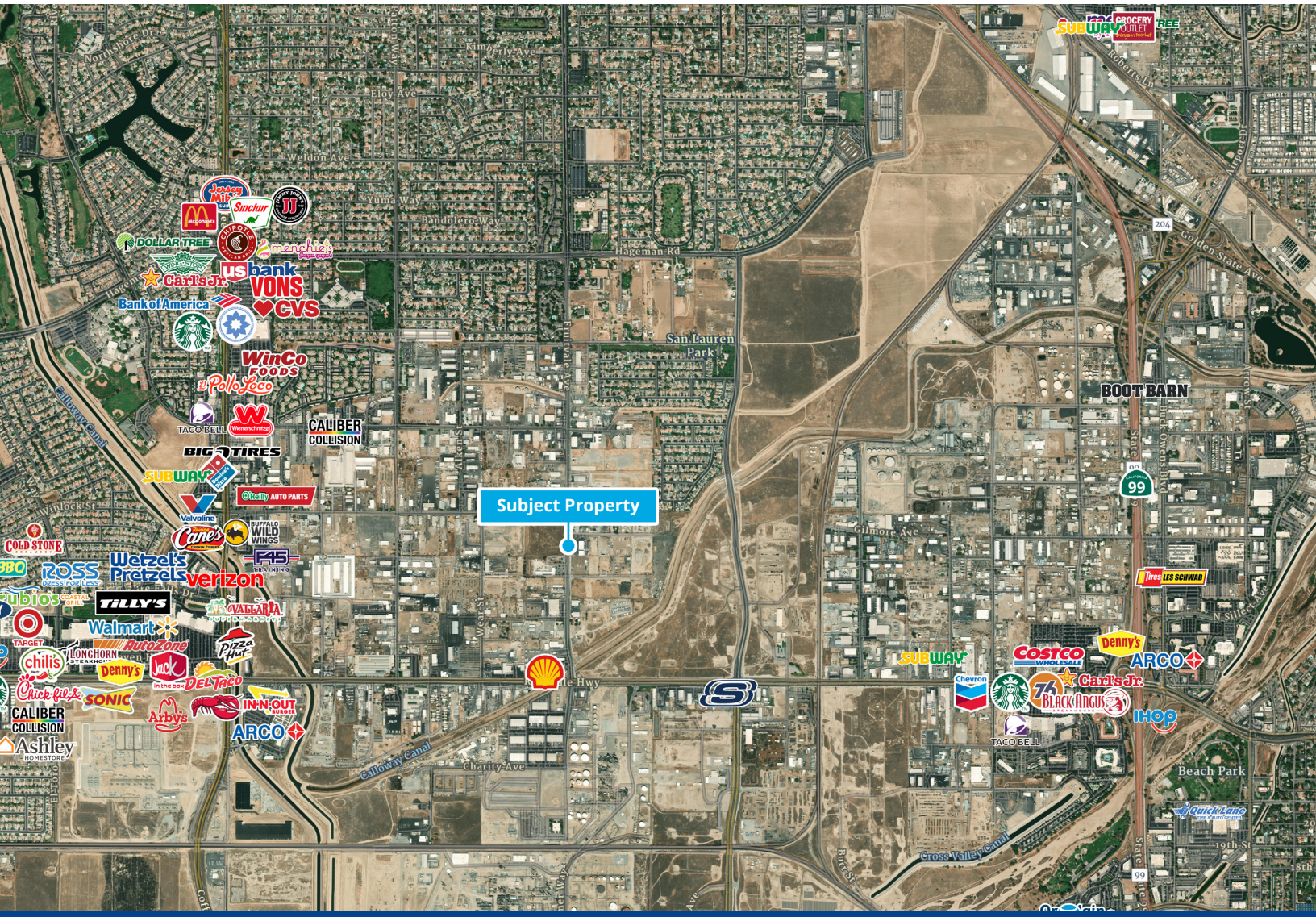
Photos





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Aerials



Demographics

Population
1 Mile: 3,500
3 Mile: 77,248
5 Mile: 272,239

Daytime Population
1 Mile: 10,774
3 Mile: 116,155
5 Mile: 323,712

Average HH Income
1 Mile: $106,219
3 Mile: $107,752
5 Mile: $104,648

Median Age
1 Mile: 36.8
3 Mile: 37.5
5 Mile: 35.3

Businesses
1 Mile: 625
3 Mile: 5,733
5 Mile: 12,661